

# CITY OF BEAVERTON

## BOARD OF DESIGN REVIEW

### FINAL AGENDA

### BEAVERTON PUBLIC LIBRARY

#### MEETING ROOM "A"

12375 SW FIFTH STREET  
BEAVERTON, OR 97005

**July 26, 2001**

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

#### CONTINUANCES

1. **HOME DEPOT**

*(Request for continuance to December 20, 2001)*

The following land use application has been submitted for an approximately 105,500 square foot commercial building, a 14,700 square foot garden center, and 194 space parking structure on approximately 7.82 acres of land located at 5150 SW Western Avenue. The development proposal is located on Assessor's Map 1S1-14CB on Tax Lot's 1000 and 1100 and is zoned Campus Industrial (CI) with a Development Control Area (DCA) overlay district.

A. **BDR99-00231: Type III Design Review**

Request for Design Review approval of a proposed commercial project. The proposal includes a new building, parking structure, sidewalks, and associated landscaping. The Board of Design Review will review the overall design of the proposal.

B. **VAR2001-0005: Variance (Design)**

The applicant also requests approval of a Design Variance to allow more than the 60% maximum lot coverage as allowed in the Campus Industrial zone. The variance request is for an additional 7% building coverage over the maximum lot coverage requirement. The Board of Design Review will review the Design Variance through the VAR 2001-0005 application.

2. **HALL BOULEVARD BIKE LANE**

*(Continued from July 12, 2001)*

The following land use applications have been submitted for the addition of 5.5 foot wide bike lanes to each side of Hall Boulevard where proposed. The development proposal is located on a portion of the Hall Boulevard right-of-way, located east of Ridgecrest Drive and west of the Cascade Boulevard. Also proposed is a tree planting plan for an area that is north of Hall Boulevard along Fanno Creek. The development proposal is located on Washington County Assessor's Map's 1S1-27BA, 1S1-27AB and 1S1-27AD.

A. **TPP2001-0003: Tree Preservation Plan**

Request for Design Review approval of a Tree Preservation Plan (TPP) for the removal of certain trees and the protection of other trees affected by bike lane construction. In taking action on the proposed

development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.75.

**B. BDR2001-0079: Type III Design Review**

Request for Design Review approval for the addition of 5.5 foot wide bike lanes, widening of Fanno Creek Bridge, street tree planting, street lighting and wetland mitigation along Fanno Creek. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C.

**NEW BUSINESS**

**PUBLIC HEARINGS**

**1. VAR2001-0010 - HALL BOULEVARD BIKE LANE**

Request for Design Variance approval to vary from the City standards requiring the undergrounding of private utilities as part of the City's proposal to add bicycle lanes to each side of SW Hall Boulevard, between SW Ridgecrest Drive and SW Cascade Boulevard. The Board of Design Review will consider this application for Variance along with the associated application for bicycle lane improvements (Design Review application No. BDR2001-0079), and the associated request for removal of certain trees along SW Hall Boulevard (Tree Preservation Plan application No. TPP2001-0003). In taking action on the proposed Variance application, the Board of Design Review shall base its decision on the Variance approval criteria found in Section 40.80.15.3.C. of the City Development Code.

**2. BDR2000-0216 - HITE LANDING MULTI-FAMILY**

A proposal to construct two apartment buildings, one two-stories, the other three-stories, for a total of 46 units, with associated parking, sidewalks, and landscaping. The Board of Design Review, during a public hearing, will review the overall design of this request including buildings, landscaping, vehicle circulation layout, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is generally located south of SW Conestoga Drive and east of SW 125<sup>th</sup> Avenue addressed at 10010 SW 125<sup>th</sup> Avenue; Washington County Assessor's Map 1S1-34BB on Tax Lot 200. The affected parcel is zoned Urban High Density (R-1) and is approximately 1.34 acres in size.

**APPROVAL OF MINUTES FOR JUNE 14, 2001**

**APPROVAL OF ORDERS**

**MISCELLANEOUS BUSINESS**

**DIRECTOR'S REPORT**

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.